

00-0-0870

(Do Not Write Above This Line)

AN ORDINANCE Z-00-43
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE RG-4 (RESIDENTIAL GENERAL-SECTOR 4) DISTRICT, PROPERTY LOCATED AT 747 RALPH MCGILL BOULEVARD, N.E., FRONTING APPROXIMATELY 400 FEET ON THE EASTERLY SIDE OF ENSLEY STREET BEGINNING AT THE SOUTHEAST CORNER OF RALPH MCGILL BOULEVARD. DEPTH: VARIES; AREA: 6.399 ACRES; LAND LOT 18, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: BLUE CIRCLE, INC. APPLICANT: SOUTHEAST CAPITAL PARTNERS, INC.
NPU-M COUNCIL DISTRICT 2

ADOPTED BY
OCT 16 2000

COUNCIL

COMMITTEE AS AMENDED

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 7/5/00
Referred To: ZRB + Zoning

Committee ZONING
Date 6-27-00
Chair Devin Starnes

Committee
Date 8-1-00
Chair
Actions: Held 8-15-00
Fav, Adv, Held (see rev. side)
Others
Members
Refer To

Committee ZONING
Date 10-10-00
Chair Devin Starnes
Actions: On Substrate As
Fav, Adv, Held (see rev. side)
Others
Members
Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
OCT 16 2000
ATLANTA CITY COUNCIL PRESIDENT
Randy A. Pitts

CERTIFIED
OCT 16 2000
Randy A. Pitts
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

OCT 25 2000
WITHOUT SIGNATURE
BY OPERATION OF LAW

00-O-0870

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-43
10-10-00

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 747 Ralph McGill Boulevard, N.E., be changed from the I-2 (Heavy Industrial) District, to the RG-4-C (Residential General Sector 4-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2: If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section I above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Clerk

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

OCT 16, 2000

OCT 25, 2000

Conditions for Z-00-43

- 1) Site plan entitled "Conceptual Site Plan, The McGill Townhomes, Atlanta, Georgia" prepared by the Lessard Architectural Group, Inc., dated September 18, 2000 and marked received by the Bureau of Planning September 27, 2000.**
- 2) The developer shall install lighting adjacent to the railroad right-of-way of sufficient intensity so as to adequately illuminate the proposed bicycle path which is to be constructed within said right-of-way adjacent to this property.**

Amendment Incorporated by tcp 10/23/00

EXHIBIT A

BEING THAT PARCEL OF LAND LYING IN LAND LOT 18 OF THE 14TH CIVIL DISTRICT OF FULTON COUNTY, ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (NEW) SAID PIN BEING IN THE EASTERLY MARGIN OF ENSLEY STREET AT THE INTERSECTION OF RALPH MCGILL BOULEVARD; THENCE, ALONG THE MARGIN OF RALPH MCGILL BOULEVARD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 540.20', A LENGTH OF 276.24, AND A CHORD OF N52°30'22"E 273.24' TO AN IRON PIN (NEW); THENCE, N67°09'53"E 164.97' TO AN IRON PIN (NEW); THENCE, LEAVING RALPH MCGILL BOULEVARD FOR THE FOLLOWING THREE CALLS:

S22°50'07"E 60.00' TO AN IRON PIN (NEW)

N67°09'53"E 125.00' TO AN IRON PIN (NEW)

N22°50'07"W 60.00' TO AN IRON PIN (NEW)

IN THE MARGIN OF RALPH MCGILL BOULEVARD.

THENCE, N67°09'53"E 50.00' TO A R/R SPIKE (OLD) IN THE WESTERLY MARGIN OF THE SOUTHERN RAILWAY RIGHT OF WAY; THENCE, FOLLOWING SAID RAILWAY RIGHT OF WAY AS FOLLOWS S43°40'08"E 87.13' TO AN IRON PIN (NEW); WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1060.12' A LENGTH OF 159.36' AND A CHORD OF S39°27'51"E 159.21' TO AN IRON PIN (NEW); WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1520.02' A LENGTH OF 319.89' AND A CHORD OF S29°13'56"E 319.30' TO AN IRON PIN (NEW); THENCE, LEAVING SAID RAILWAY RIGHT OF WAY AS FOLLOWS:

N88°33'22"W 259.55' TO AN IRON PIN (NEW)

S76°03'18"W 155.95' TO AN IRON PIN (NEW)

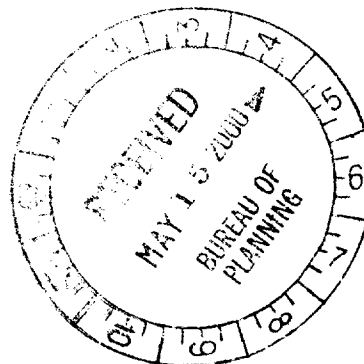
S62°05'40"W 206.90' TO AN IRON PIN (NEW)

N74°20'26"W 63.13' TO AN IRON PIN (NEW)

IN THE EASTERLY MARGIN OF ENSLEY STREET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 96.99' A LENGTH OF 74.80' AND A CHORD OF N52°15'49"W 72.96' TO AN IRON PIN (NEW); THENCE, N30°11'15"W 268.98' TO THE POINT OF BEGINNING AND CONTAINING 6.399 ACRES.

Z-00-43



Zoning	H-3B Residential Medium-Density, Single-Family
Acres	6.30
FAR Allowed	0.76
FAR Proposed	0.59
T' (Total One-Side)	0.08
TOSR Provided:	0.75
T' (Total One-Side)	0.4
UOSR Required:	0.56
UOSR Provided:	0.56 (1.75 spaces)
Parking Required:	7.20 (2.50 spaces)
Parking Provided:	7.20 (2.50 spaces)

Zoning	H-3 Residential Medium Density, Single-Family
Access	6,300
PAT Allowed	0.746
PAT Provided	0.59
T' (T' of One Space)	0.68
TOSR Provided:	0.75
T' (T' of One Space)	0.4
UOSR Required	0.56
UOSR Provided	0.56 (1.75 spaces)
Passing Required:	2.20 (2.20 spaces)
Turning Required:	2.20 (2.20 spaces)

Townhomes	Unit	Width	Sq Ft	Garage Type	No	%
A	16	1,400	No Garage	5	6.9	
B	16	1,800	Rear Load-1 car	15	19.5	
C	17	1,600	No Garage	6	8.1	
D	17	1,800	Front Load-1 car	23	29.8	
E	18	2,000	Rear Load-2 car	14	18.1	
F	20	2,200	Rear Load-2 car	7	9.1	
Total	207	2,400	Front Load-2 car	79	98.5	

Townhomes	Unit	Width	Sq Ft	Garage Type	No	%
A	16	1,400	No Garage	5	6.9	
B	16	1,800	Rear Load-1 car	15	19.5	
C	17	1,600	No Garage	6	8.1	
D	17	1,800	Front Load-1 car	23	29.8	
E	18	2,000	Rear Load-2 car	14	18.1	
F	20	2,200	Rear Load-2 car	7	9.1	
Total	207	2,400	Front Load-2 car	79	98.5	

Garage Spaces	48	
Tandem Spaces	98	
Stalling Spaces	46	
Total Spaces	192	2.68 per unit

Unit	Width	Sq. Ft.	Type	No.	%
F	16"	1,000	4 BK	16	25
F	16"	1,461	2 4H	48	75
Total				64	

Spacers	10
Total Spacers	10; per unit
Total Units	

September 18, 2000 **SCP02**

**SOUTHEAST
CAPITAL
PARTNERS**

THE MCGILL TOWNHOMES
ATLANTA, GEORGIA

ATLANTA, GEORGIA



THE LESSARD ARCHITECTURAL GROUP INC.
6603 Westmeade Center Drive, Suite 400, Vienna, VA 22182
703/760-8344 • Fax 703/760-8328
ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN • ARCHITECTURAL ILLUSTRATION



CONCEPTUAL SITE PLAN

Scale: 1" = 30'

RCS# 2336
10/16/00
8:27 PM

Atlanta City Council

Regular Session

00-O-0870

Z-00-43; Rezone I-2 to RG-4-C
747 Ralph McGill Blvd. NE

ADOPT ^AAS AMENDED
SUBSTITUTE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 1
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	E Alexander
NV Winslow	Y Muller	NV Boazman	NV Pitts

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